HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: June 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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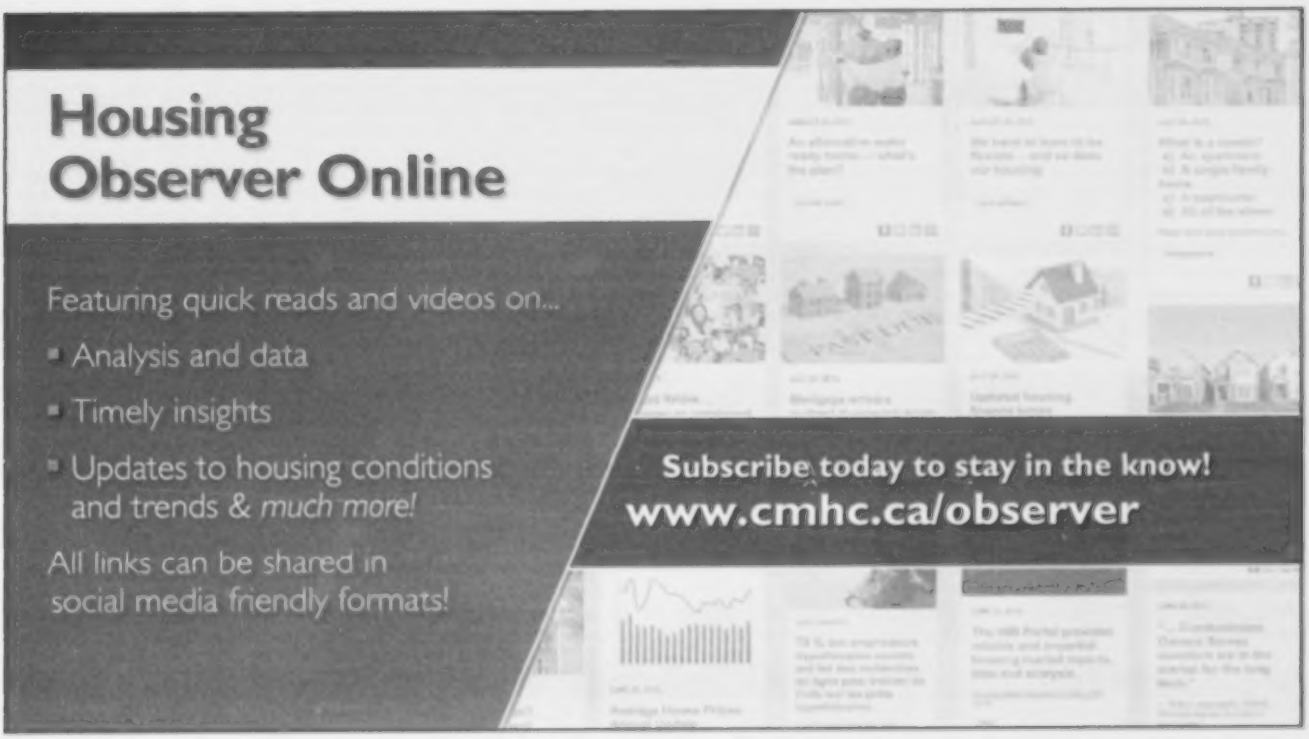
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.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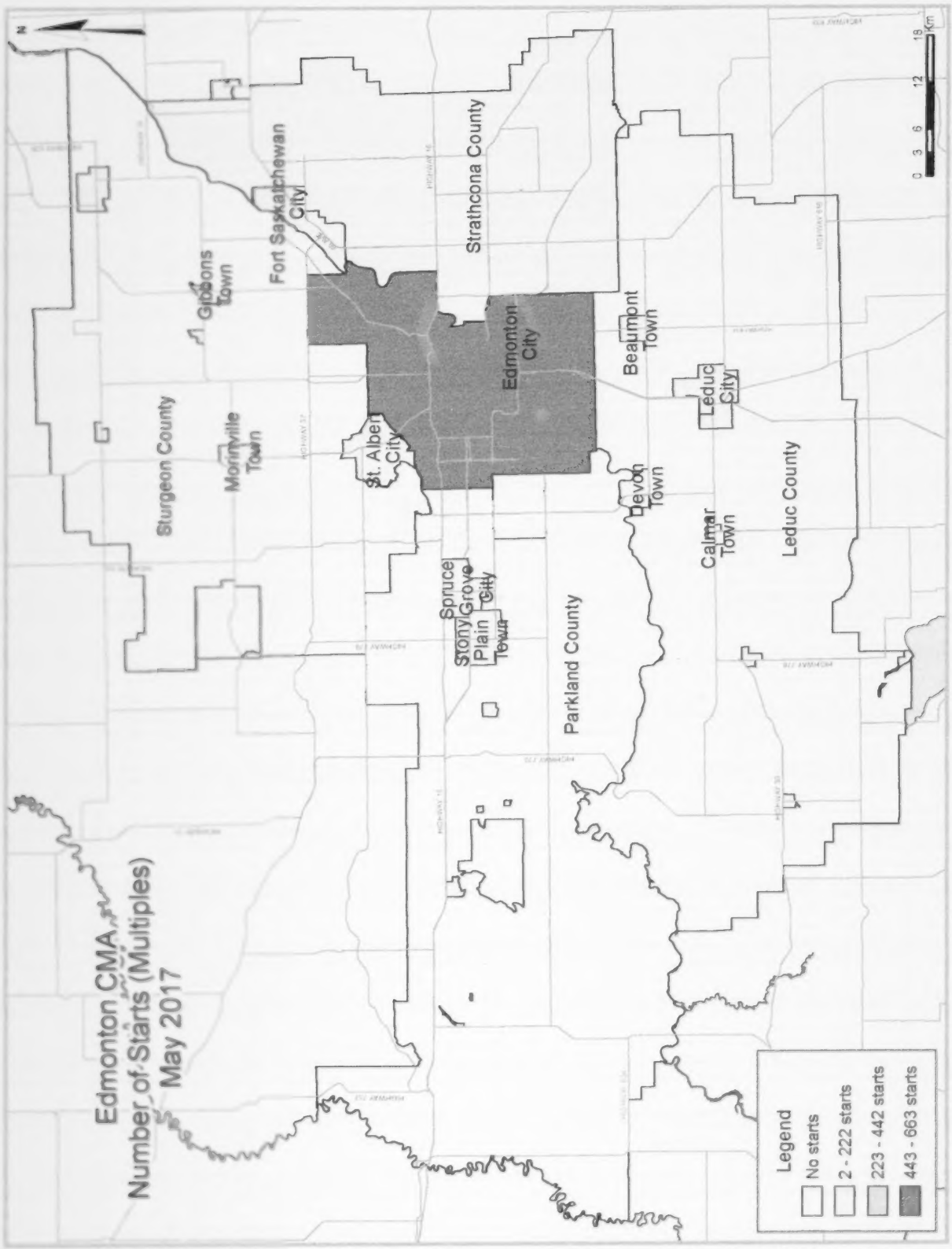
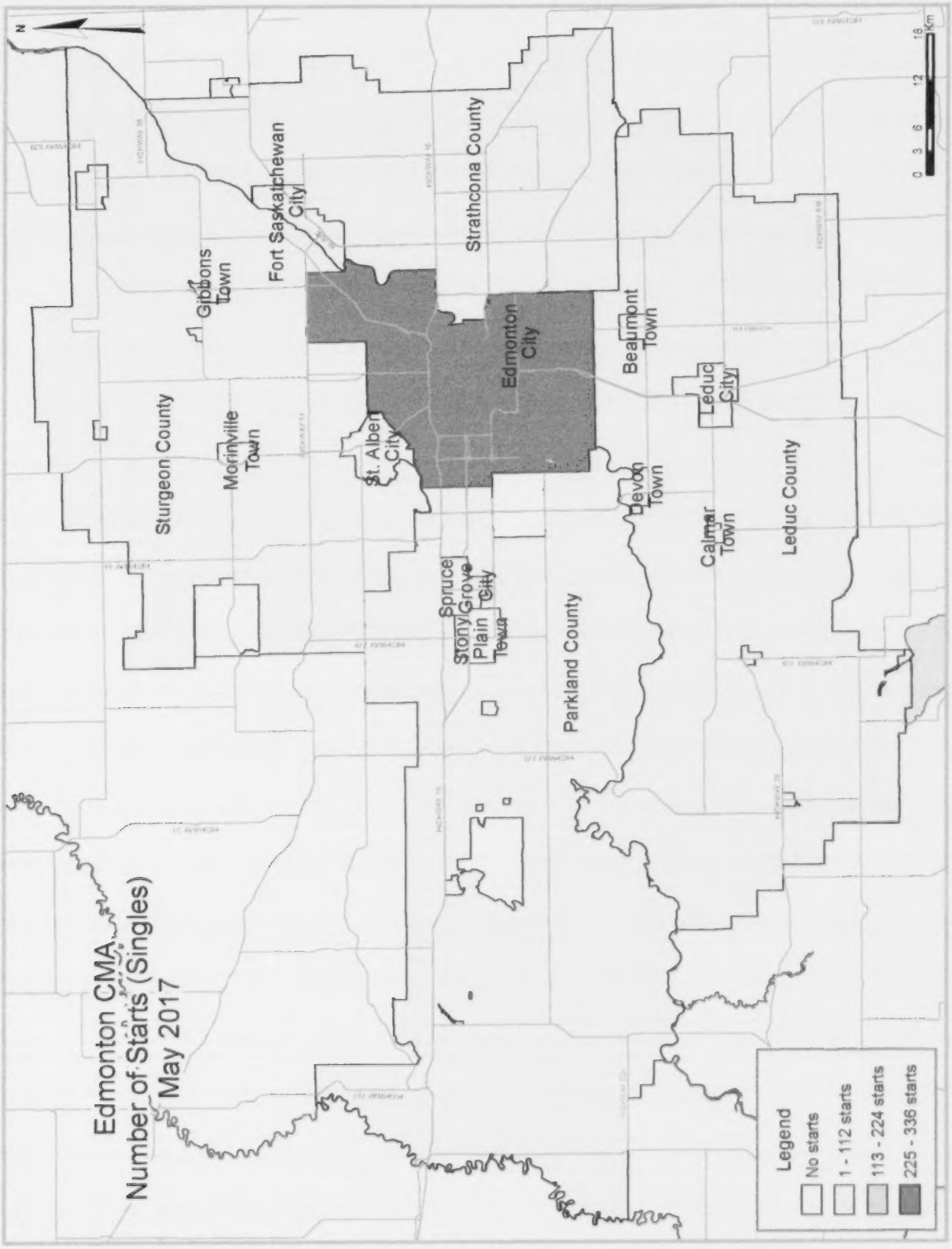
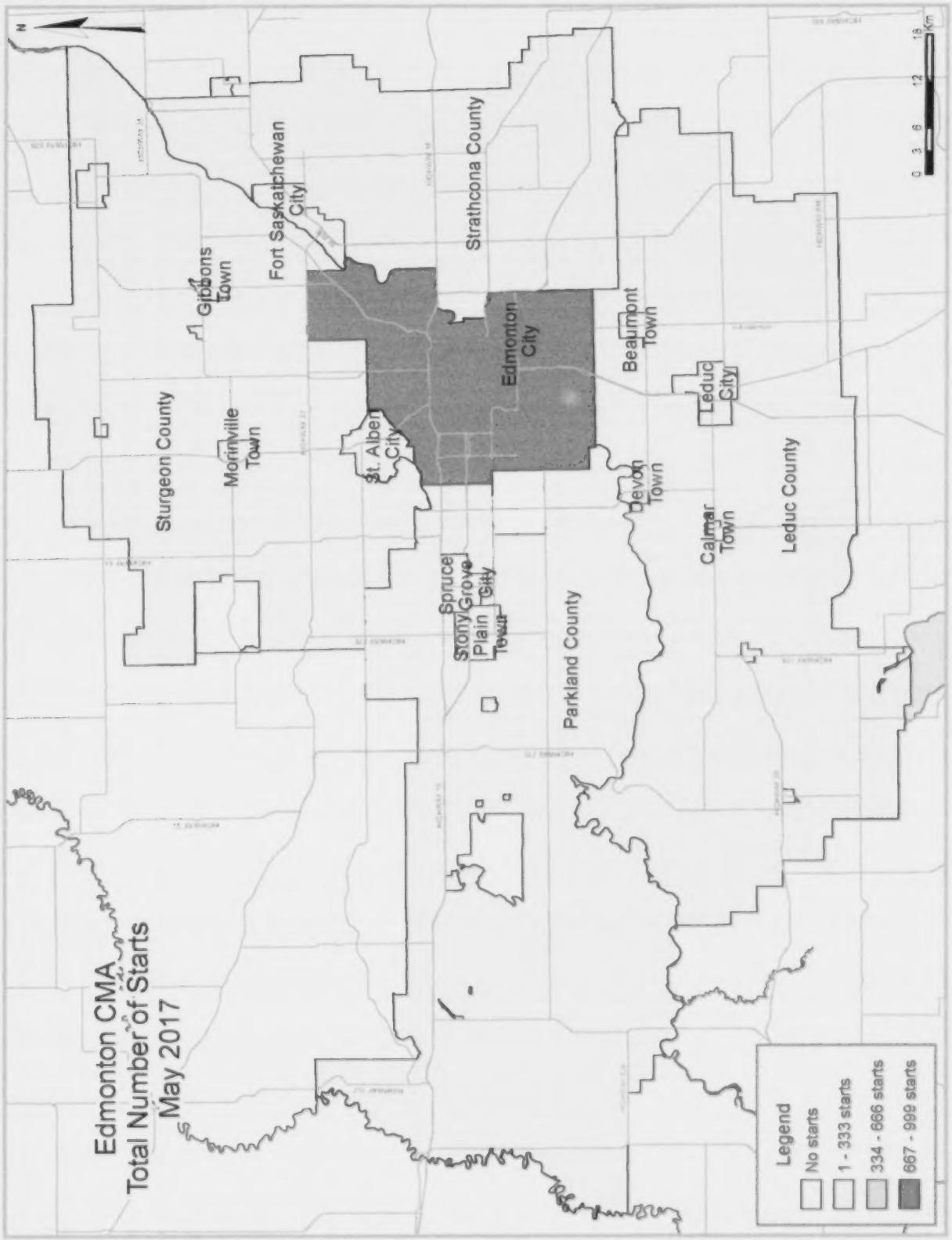
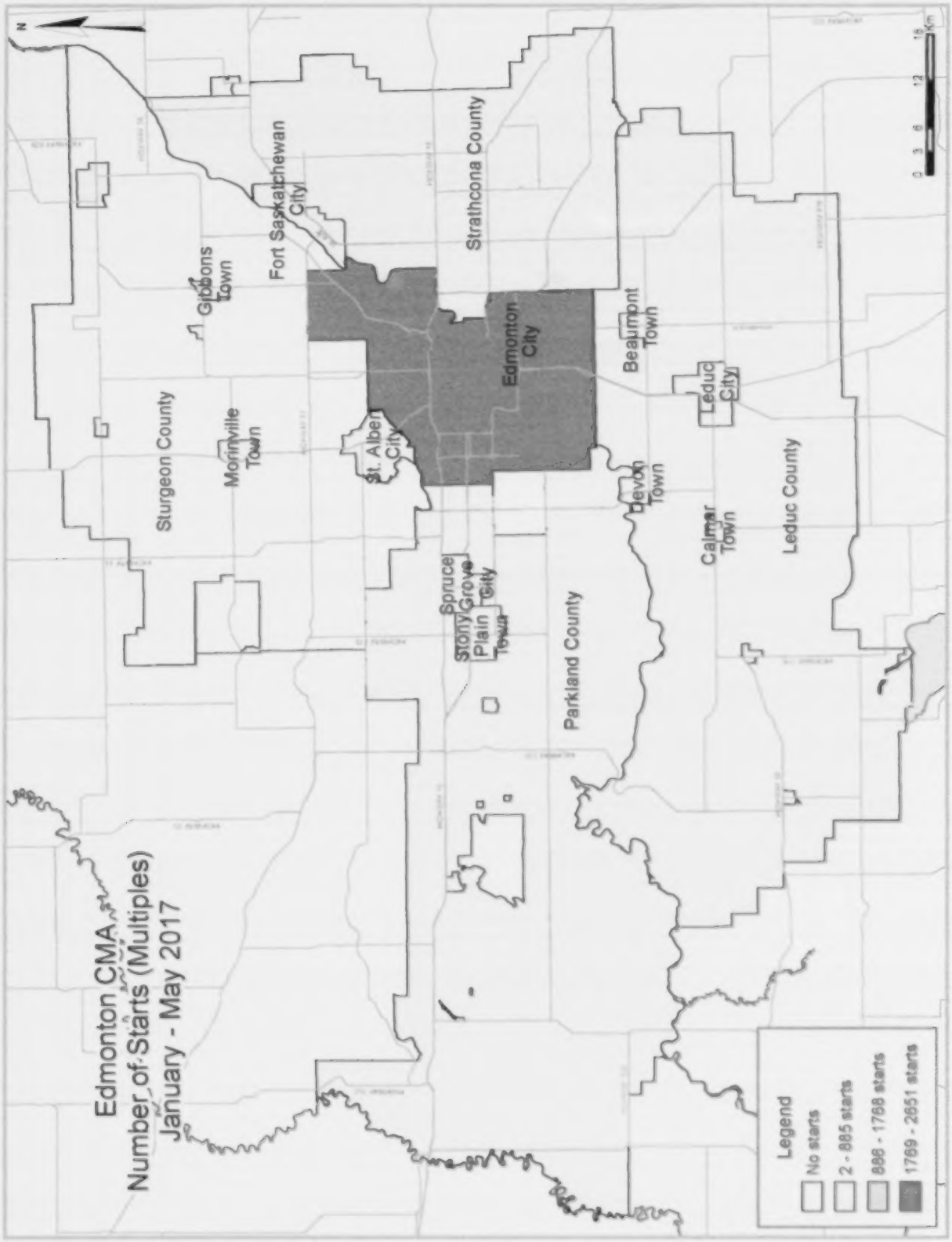
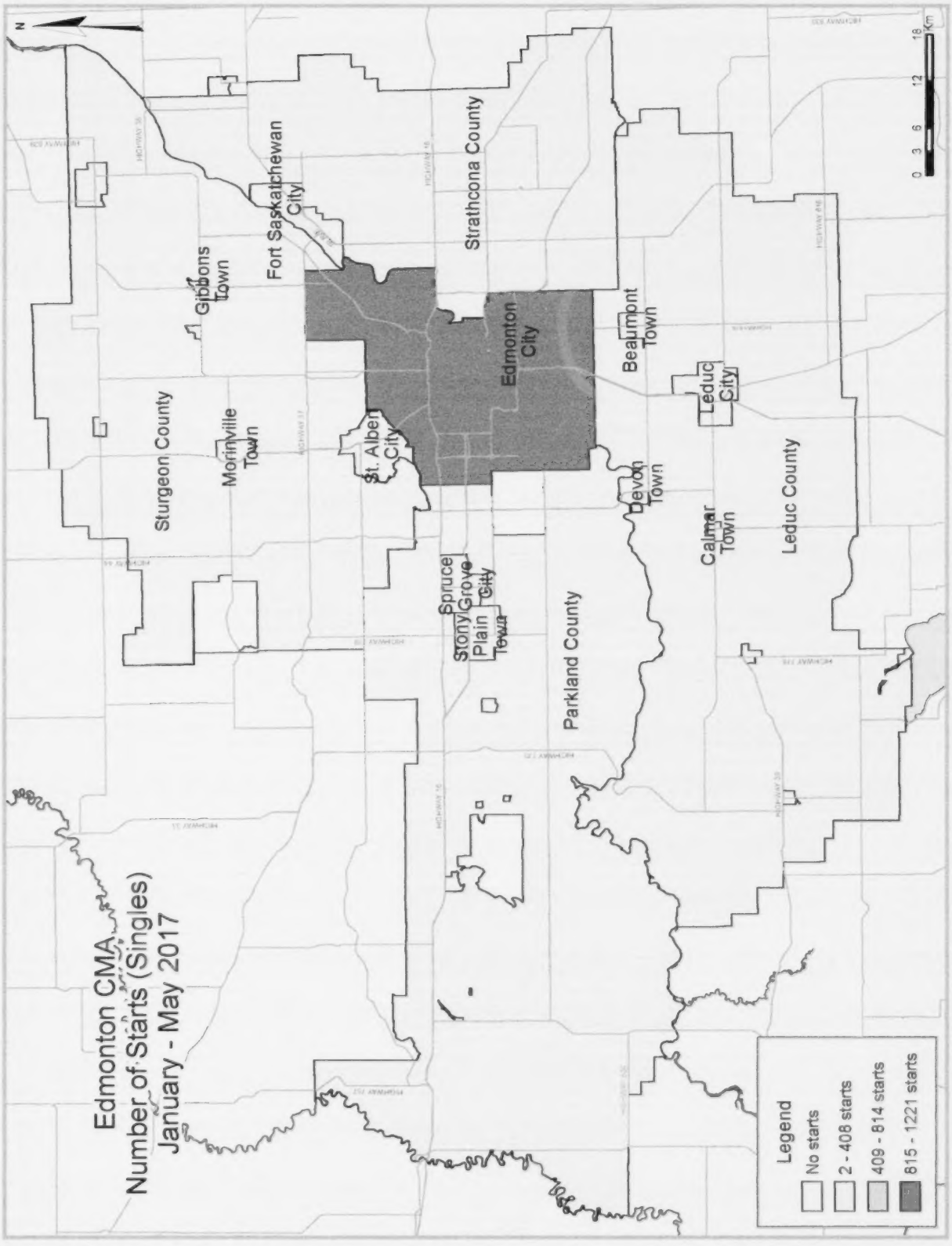
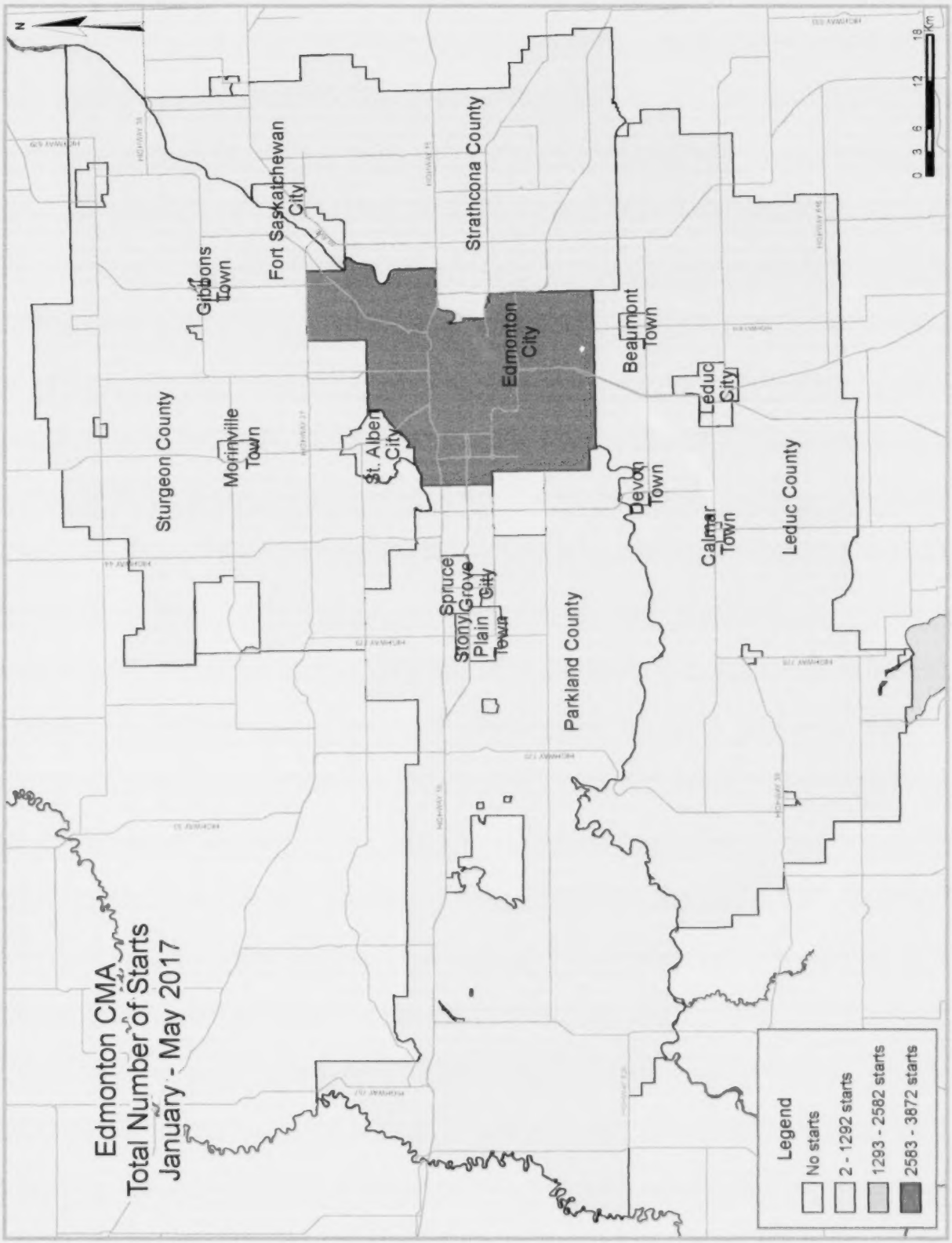

Edmonton CMA
Number of Starts (Multiples)
May 2017
Legend
No starts
2 - 222 starts
223 - 442 starts
443 - 663 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
May 2017
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 112 starts
113 - 224 starts
225 - 336 starts


Edmonton CMA
Total Number of Starts
May 2017
N
0 3 6 12 18 Km
Legend
No starts
1 - 333 starts
334 - 666 starts
667 - 999 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County


Edmonton CMA
Number of Starts (Multiples)
January - May 2017
N
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 885 starts
886 - 1768 starts
1769 - 2651 starts


Edmonton CMA
Number of Starts (Singles)
January - May 2017
Legend
No starts
2 - 408 starts
409 - 814 starts
815 - 1221 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km


Edmonton CMA
Total Number of Starts
January - May 2017
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 1292 starts
1293 - 2582 starts
2583 - 3872 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2017		
Edmonton CMA[1]	April 2017	May 2017
Trend[2]	11,072	11,731
SAAR	10,845	15,521
	May 2016	May 2017
Actual		
May - Single-Detached	328	487
May - Multiples	487	803
May - Total	815	1,290
January to May - Single-Detached	1,544	1,716
January to May - Multiples	2,517	3,182
January to May - Total	4,061	4,898

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2017	486	142	34	1	79	243	29	276	1,290
May 2016	328	144	50	0	77	146	15	55	815
% Change	48.2	-1.4	-32.0	n/a	2.6	66.4	93.3	**	58.3
Year-to-date 2017	1,711	714	160	5	286	1,220	59	743	4,898
Year-to-date 2016	1,542	688	176	2	313	876	95	369	4,061
% Change	11.0	3.8	-9.1	150.0	-8.6	39.3	-37.9	101.4	20.6
UNDER CONSTRUCTION									
May 2017	2,744	1,116	335	10	645	3,296	152	1,914	10,212
May 2016	2,559	1,108	356	4	787	4,743	454	2,546	12,557
% Change	7.2	0.7	-5.9	150.0	-18.0	-30.5	-66.5	-24.8	-18.7
COMPLETIONS									
May 2017	485	182	31	0	40	75	44	114	971
May 2016	482	204	52	2	136	60	62	147	1,145
% Change	0.6	-10.8	-40.4	-100.0	-70.6	25.0	-29.0	-22.4	-15.2
Year-to-date 2017	1,750	772	181	2	235	682	44	829	4,495
Year-to-date 2016	2,316	992	172	3	369	722	106	1,719	6,399
% Change	-24.4	-22.2	5.2	-33.3	-36.3	-5.5	-58.5	-51.8	-29.8
COMPLETED & NOT ABSORBED									
May 2017	622	350	72	2	149	938	n/a	n/a	2,133
May 2016	879	464	68	2	144	344	n/a	n/a	1,901
% Change	-29.2	-24.6	5.9	0.0	3.5	172.7	n/a	n/a	12.2
ABSORBED									
May 2017	457	182	41	0	50	66	n/a	n/a	796
May 2016	449	235	45	0	74	60	n/a	n/a	863
% Change	1.8	-22.6	-8.9	n/a	-32.4	10.0	n/a	n/a	-7.8
Year-to-date 2017	1,710	769	188	3	240	492	n/a	n/a	3,402
Year-to-date 2016	2,207	923	152	1	266	687	n/a	n/a	4,236
% Change	-22.5	-16.7	23.7	200.0	-9.8	-28.4	n/a	n/a	-19.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
May 2017	335	82	21	1	63	192	29	276	999
May 2016	226	102	42	0	74	143	0	55	642
Beaumont Town									
May 2017	34	2	0	0	0	0	0	0	36
May 2016	9	4	0	0	0	0	0	0	13
Devon Town									
May 2017	1	0	0	0	0	0	0	0	1
May 2016	1	2	0	0	0	0	0	0	3
Fort Saskatchewan City									
May 2017	16	8	0	0	0	0	0	0	24
May 2016	10	14	4	0	0	0	0	0	28
Leduc City									
May 2017	15	8	9	0	5	0	0	0	37
May 2016	9	8	4	0	3	0	0	0	24
Leduc County									
May 2017	10	0	0	0	0	0	0	0	10
May 2016	9	0	0	0	0	0	0	0	9
Morinville Town									
May 2017	3	6	0	0	0	0	0	0	9
May 2016	0	0	0	0	0	0	0	0	0
Parkland County									
May 2017	8	0	0	0	0	0	0	0	8
May 2016	11	0	0	0	0	0	0	0	11
Spruce Grove City									
May 2017	15	12	0	0	8	0	0	0	35
May 2016	17	0	0	0	0	0	0	0	17
St. Albert City									
May 2017	11	6	0	0	0	0	0	0	17
May 2016	6	4	0	0	0	0	15	0	25
Stony Plain Town									
May 2017	0	4	0	0	0	0	0	0	4
May 2016	8	2	0	0	0	3	0	0	13
Strathcona County									
May 2017	27	14	0	0	0	51	0	0	92
May 2016	12	6	0	0	0	0	0	0	18
Sturgeon County									
May 2017	10	0	0	0	0	0	0	0	10
May 2016	8	0	0	0	0	0	0	0	8
Remainder of the CMA									
May 2017	1	0	4	0	3	0	0	0	8
May 2016	2	2	0	0	0	0	0	0	4
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
May 2017	486	142	34	1	79	243	29	276	1,290
May 2016	328	144	50	0	77	146	15	55	815

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
May 2017	1,858	726	239	8	532	3,018	63	1,658	8,102
May 2016	1,738	826	252	4	688	3,925	202	1,914	9,549
Beaumont Town									
May 2017	141	12	6	0	0	0	0	0	159
May 2016	112	26	10	0	0	8	65	63	284
Devon Town									
May 2017	5	4	0	0	0	32	0	0	41
May 2016	2	2	0	0	0	0	0	0	4
Fort Saskatchewan City									
May 2017	70	84	16	0	8	0	0	0	178
May 2016	43	54	8	0	13	0	59	48	225
Leduc City									
May 2017	91	48	23	0	26	0	0	0	188
May 2016	97	34	12	0	23	0	4	90	260
Leduc County									
May 2017	57	6	0	0	0	0	0	0	63
May 2016	80	4	3	0	0	0	0	0	87
Morinville Town									
May 2017	22	10	0	0	0	0	0	0	32
May 2016	15	0	0	0	0	3	0	36	54
Parkland County									
May 2017	83	2	0	0	0	0	0	0	85
May 2016	90	0	0	0	0	0	0	0	90
Spruce Grove City									
May 2017	80	80	0	0	34	0	18	0	212
May 2016	78	74	60	0	31	96	38	0	377
St. Albert City									
May 2017	82	48	13	0	17	127	0	164	451
May 2016	91	54	0	0	20	517	11	0	693
Stony Plain Town									
May 2017	25	26	0	0	0	12	71	0	134
May 2016	29	16	3	0	8	138	71	66	331
Strathcona County									
May 2017	154	70	30	2	25	107	0	92	480
May 2016	105	14	4	0	4	56	0	325	508
Sturgeon County									
May 2017	57	0	0	0	0	0	0	0	57
May 2016	57	0	0	0	0	0	0	0	57
Remainder of the CMA									
May 2017	19	0	8	0	3	0	0	0	30
May 2016	22	4	4	0	0	0	4	4	38
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
May 2017	2,744	1,116	335	10	645	3,296	152	1,914	10,212
May 2016	2,559	1,108	356	4	787	4,743	454	2,546	12,557

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
May 2017	352	138	31	0	40	75	44	34	714
May 2016	314	170	34	2	121	60	27	73	801
Beaumont Town									
May 2017	19	0	0	0	0	0	0	0	19
May 2016	26	0	3	0	0	0	0	0	29
Devon Town									
May 2017	2	0	0	0	0	0	0	0	2
May 2016	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
May 2017	4	4	0	0	0	0	0	0	8
May 2016	11	14	3	0	0	0	7	0	35
Leduc City									
May 2017	14	12	0	0	0	0	0	0	26
May 2016	32	4	0	0	3	0	0	0	39
Leduc County									
May 2017	7	0	0	0	0	0	0	0	7
May 2016	6	0	0	0	0	0	0	0	6
Morinville Town									
May 2017	1	0	0	0	0	0	0	0	1
May 2016	6	0	0	0	0	0	0	0	6
Parkland County									
May 2017	10	0	0	0	0	0	0	0	10
May 2016	12	0	0	0	0	0	0	0	12
Spruce Grove City									
May 2017	41	18	0	0	0	0	0	0	59
May 2016	14	14	8	0	0	0	0	28	64
St. Albert City									
May 2017	11	8	0	0	0	0	0	0	19
May 2016	19	0	0	0	0	0	28	0	47
Stony Plain Town									
May 2017	4	2	0	0	0	0	0	0	6
May 2016	4	0	0	0	8	0	0	0	12
Strathcona County									
May 2017	10	0	0	0	0	0	0	80	90
May 2016	26	2	0	0	4	0	0	46	78
Sturgeon County									
May 2017	7	0	0	0	0	0	0	0	7
May 2016	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
May 2017	3	0	0	0	0	0	0	0	3
May 2016	4	0	4	0	0	0	0	0	8
First Nations									
May 2017	0	0	0	0	0	0	0	0	0
May 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
May 2017	485	182	31	0	40	75	44	114	971
May 2016	482	204	52	2	136	60	62	147	1,145

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
May 2017	378	211	54	2	112	717	n/a	n/a	1,474
May 2016	527	274	38	2	85	284	n/a	n/a	1,210
Beaumont Town									
May 2017	29	7	0	0	0	3	n/a	n/a	39
May 2016	27	10	7	0	0	0	n/a	n/a	44
Devon Town									
May 2017	3	2	0	0	0	0	n/a	n/a	5
May 2016	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
May 2017	16	21	5	0	1	0	n/a	n/a	43
May 2016	61	43	4	0	4	0	n/a	n/a	112
Leduc City									
May 2017	34	17	7	0	1	0	n/a	n/a	59
May 2016	70	19	11	0	3	0	n/a	n/a	103
Leduc County									
May 2017	11	0	0	0	0	0	n/a	n/a	11
May 2016	10	0	0	0	0	0	n/a	n/a	10
Morinville Town									
May 2017	7	4	0	0	0	0	n/a	n/a	11
May 2016	17	10	0	0	0	0	n/a	n/a	27
Parkland County									
May 2017	6	0	0	0	0	0	n/a	n/a	6
May 2016	6	0	0	0	0	0	n/a	n/a	6
Spruce Grove City									
May 2017	45	36	2	0	3	31	n/a	n/a	117
May 2016	54	66	5	0	6	27	n/a	n/a	158
St. Albert City									
May 2017	36	26	0	0	10	164	n/a	n/a	236
May 2016	39	14	0	0	5	0	n/a	n/a	58
Stony Plain Town									
May 2017	24	14	2	0	2	0	n/a	n/a	42
May 2016	24	18	2	0	12	0	n/a	n/a	56
Strathcona County									
May 2017	24	10	2	0	20	23	n/a	n/a	79
May 2016	32	10	0	0	25	33	n/a	n/a	100
Sturgeon County									
May 2017	3	0	0	0	0	0	n/a	n/a	3
May 2016	3	0	0	0	0	0	n/a	n/a	3
Remainder of the CMA									
May 2017	6	2	0	0	0	0	n/a	n/a	8
May 2016	7	0	1	0	4	0	n/a	n/a	12
First Nations									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
May 2017	622	350	72	2	149	938	n/a	n/a	2,133
May 2016	879	464	68	2	144	344	n/a	n/a	1,901

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
May 2017	336	136	35	0	44	60	n/a	n/a	611
May 2016	298	183	26	0	65	55	n/a	n/a	627
Beaumont Town									
May 2017	17	1	0	0	0	0	n/a	n/a	18
May 2016	26	0	4	0	0	0	n/a	n/a	30
Devon Town									
May 2017	1	1	0	0	0	0	n/a	n/a	2
May 2016	0	2	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
May 2017	8	7	0	0	1	0	n/a	n/a	16
May 2016	14	14	2	0	1	0	n/a	n/a	31
Leduc City									
May 2017	11	6	6	0	0	0	n/a	n/a	23
May 2016	20	8	3	0	2	0	n/a	n/a	33
Leduc County									
May 2017	6	0	0	0	0	0	n/a	n/a	6
May 2016	8	0	0	0	0	0	n/a	n/a	8
Morinville Town									
May 2017	1	1	0	0	0	0	n/a	n/a	2
May 2016	4	0	0	0	0	0	n/a	n/a	4
Parkland County									
May 2017	9	0	0	0	0	0	n/a	n/a	9
May 2016	12	0	0	0	0	0	n/a	n/a	12
Spruce Grove City									
May 2017	34	17	0	0	4	6	n/a	n/a	61
May 2016	12	14	3	0	0	0	n/a	n/a	29
St. Albert City									
May 2017	9	11	0	0	1	0	n/a	n/a	21
May 2016	15	2	0	0	0	0	n/a	n/a	17
Stony Plain Town									
May 2017	6	2	0	0	0	0	n/a	n/a	8
May 2016	5	7	4	0	4	0	n/a	n/a	20
Strathcona County									
May 2017	10	0	0	0	0	0	n/a	n/a	10
May 2016	24	5	0	0	2	5	n/a	n/a	36
Sturgeon County									
May 2017	7	0	0	0	0	0	n/a	n/a	7
May 2016	6	0	0	0	0	0	n/a	n/a	6
Remainder of the CMA									
May 2017	2	0	0	0	0	0	n/a	n/a	2
May 2016	5	0	3	0	0	0	n/a	n/a	8
First Nations									
May 2017	0	0	0	0	0	0	n/a	n/a	0
May 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
May 2017	457	182	41	0	50	66	n/a	n/a	796
May 2016	449	235	45	0	74	60	n/a	n/a	863

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Edmonton City	336	226	86	112	109	106	468	198	999	642	55.6
Beaumont Town	34	9	2	4	0	0	0	0	36	13	176.9
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	1	1	0	2	0	0	0	0	1	3	-66.7
Fort Saskatchewan City	16	10	8	14	0	4	0	0	24	28	-14.3
Gibbons Town	0	0	0	0	3	0	0	0	3	0	n/a
Leduc City	15	9	8	8	14	7	0	0	37	24	54.2
Leduc County	10	9	0	0	0	0	0	0	10	9	11.1
Morinville Town	3	0	6	0	0	0	0	0	9	0	n/a
Parkland County	8	11	0	0	0	0	0	0	8	11	-27.3
Spruce Grove City	15	17	12	0	8	0	0	0	35	17	105.9
St. Albert City	11	6	6	4	0	15	0	0	17	25	-32.0
Stony Plain Town	0	8	4	2	0	0	0	3	4	13	-69.2
Strathcona County	27	12	14	6	0	0	51	0	92	18	**
Sturgeon County	10	8	0	0	0	0	0	0	10	8	25.0
Remainder of the CMA	1	2	0	2	4	0	0	0	5	4	25.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	487	328	146	154	138	132	519	201	1,290	815	58.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	1,221	1,160	512	514	391	462	1,748	624	3,872	2,760	40.3
Beaumont Town	80	53	8	14	6	4	0	0	94	71	32.4
Calmar Town	2	3	0	0	0	0	0	0	2	3	-33.3
Devon Town	5	2	2	2	0	0	0	0	7	4	75.0
Fort Saskatchewan City	44	28	44	34	0	8	0	48	88	118	-25.4
Gibbons Town	0	0	0	0	3	0	0	0	3	0	n/a
Leduc City	59	40	28	28	28	11	0	0	115	79	45.6
Leduc County	20	27	4	4	0	3	0	0	24	34	-29.4
Morinville Town	14	8	10	0	0	0	0	0	24	8	200.0
Parkland County	28	27	2	0	0	0	0	0	30	27	11.1
Spruce Grove City	61	51	46	40	8	40	0	0	115	131	-12.2
St. Albert City	48	45	22	52	9	19	164	398	243	514	-52.7
Stony Plain Town	12	20	10	10	0	3	0	3	22	36	-38.9
Strathcona County	84	46	56	18	26	0	51	172	217	236	-8.1
Sturgeon County	30	30	0	0	0	0	0	0	30	30	0.0
Remainder of the CMA	8	4	0	2	4	4	0	0	12	10	20.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,716	1,544	744	718	475	554	1,963	1,245	4,898	4,061	20.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Edmonton City	80	106	29	0	192	143	276	55
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	0
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	14	7	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	0	0	0	0	0	0	0
St. Albert City	0	0	0	15	0	0	0	0
Stony Plain Town	0	0	0	0	0	3	0	0
Strathcona County	0	0	0	0	51	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	109	117	29	15	243	146	276	55

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	332	382	59	80	1,169	475	579	149
Beaumont Town	6	4	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	8	0	0	0	0	0	48
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	28	11	0	0	0	0	0	0
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	40	0	0	0	0	0	0
St. Albert City	9	4	0	15	0	398	164	0
Stony Plain Town	0	3	0	0	0	3	0	0
Strathcona County	26	0	0	0	51	0	0	172
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	416	459	59	95	1,220	876	743	369

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Edmonton City	438	370	256	217	305	55	999	642
Beaumont Town	36	13	0	0	0	0	36	13
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	1	3	0	0	0	0	1	3
Fort Saskatchewan City	24	28	0	0	0	0	24	28
Gibbons Town	0	0	3	0	0	0	3	0
Leduc City	32	21	5	3	0	0	37	24
Leduc County	10	9	0	0	0	0	10	9
Morinville Town	9	0	0	0	0	0	9	0
Parkland County	8	11	0	0	0	0	8	11
Spruce Grove City	27	17	8	0	0	0	35	17
St. Albert City	17	10	0	0	0	15	17	25
Stony Plain Town	4	10	0	3	0	0	4	13
Strathcona County	41	18	51	0	0	0	92	18
Sturgeon County	10	8	0	0	0	0	10	8
Remainder of the CMA	5	4	0	0	0	0	5	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	662	522	323	223	305	70	1,290	815

Table 2.5: Starts by Submarket and by Intended Market
January - May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	1,815	1,764	1,419	767	638	229	3,872	2,760
Beaumont Town	94	71	0	0	0	0	94	71
Calmar Town	2	3	0	0	0	0	2	3
Devon Town	7	4	0	0	0	0	7	4
Fort Saskatchewan City	82	70	6	0	0	48	88	118
Gibbons Town	0	0	3	0	0	0	3	0
Leduc City	110	76	5	3	0	0	115	79
Leduc County	24	34	0	0	0	0	24	34
Morinville Town	24	8	0	0	0	0	24	8
Parkland County	30	27	0	0	0	0	30	27
Spruce Grove City	107	127	8	4	0	0	115	131
St. Albert City	70	89	9	410	164	15	243	514
Stony Plain Town	22	33	0	3	0	0	22	36
Strathcona County	156	60	61	4	0	172	217	236
Sturgeon County	30	30	0	0	0	0	30	30
Remainder of the CMA	12	10	0	0	0	0	12	10
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	2,585	2,406	1,511	1,191	802	464	4,898	4,061

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	% Change
Edmonton City	352	316	144	190	109	162	109	133	714	801	-10.9
Beaumont Town	19	26	0	0	0	3	0	0	19	29	-34.5
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	2	2	0	0	0	0	0	0	2	2	0.0
Fort Saskatchewan City	4	11	4	14	0	10	0	0	8	35	-77.1
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	14	32	12	4	0	3	0	0	26	39	-33.3
Leduc County	7	6	0	0	0	0	0	0	7	6	16.7
Morinville Town	1	6	0	0	0	0	0	0	1	6	-83.3
Parkland County	10	12	0	0	0	0	0	0	10	12	-16.7
Spruce Grove City	41	14	18	14	0	8	0	28	59	64	-7.8
St. Albert City	11	19	8	0	0	28	0	0	19	47	-59.6
Stony Plain Town	4	4	2	0	0	8	0	0	6	12	-50.0
Strathcona County	10	26	0	2	0	4	80	46	90	78	15.4
Sturgeon County	7	6	0	0	0	0	0	0	7	6	16.7
Remainder of the CMA	3	3	0	0	0	4	0	0	3	7	-57.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	485	484	188	224	109	230	189	207	971	1,145	-15.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	1,258	1,614	584	788	401	436	1,080	1,972	3,323	4,810	-30.9
Beaumont Town	72	73	16	24	0	3	0	0	88	100	-12.0
Calmar Town	3	8	0	0	0	0	0	0	3	8	-62.5
Devon Town	5	3	10	2	0	0	0	0	15	5	200.0
Fort Saskatchewan City	19	47	20	46	4	29	0	48	43	170	-74.7
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	59	107	28	26	7	31	0	160	94	324	-71.0
Leduc County	30	49	2	0	0	0	0	0	32	49	-34.7
Morinville Town	9	25	8	16	0	0	0	0	17	41	-58.5
Parkland County	43	47	0	0	0	0	0	0	43	47	-8.5
Spruce Grove City	76	82	52	84	8	12	0	44	136	222	-38.7
St. Albert City	44	63	40	22	9	44	285	110	378	239	58.2
Stony Plain Town	22	23	14	16	0	12	66	0	102	51	100.0
Strathcona County	65	114	22	36	3	4	80	107	170	261	-34.9
Sturgeon County	37	50	0	0	0	0	0	0	37	50	-26.0
Remainder of the CMA	10	13	4	0	0	8	0	0	14	21	-33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	1,752	2,319	800	1,060	432	579	1,511	2,441	4,495	6,399	-29.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Edmonton City	65	135	44	27	75	60	34	73
Beaumont Town	0	3	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	3	0	7	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	3	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	8	0	0	0	0	0	28
St. Albert City	0	0	0	28	0	0	0	0
Stony Plain Town	0	8	0	0	0	0	0	0
Strathcona County	0	4	0	0	0	0	80	46
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	65	168	44	62	75	60	114	147

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	357	387	44	49	484	722	596	1,250
Beaumont Town	0	3	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	15	0	14	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	7	31	0	0	0	0	0	160
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	8	0	4	0	0	0	44
St. Albert City	9	5	0	39	198	0	87	110
Stony Plain Town	0	12	0	0	0	0	66	0
Strathcona County	3	4	0	0	0	0	80	107
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	8	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	388	473	44	106	682	722	829	1,719

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016	May 2017	May 2016
Edmonton City	521	518	115	183	78	100	714	801
Beaumont Town	19	29	0	0	0	0	19	29
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	2	2	0	0	0	0	2	2
Fort Saskatchewan City	8	28	0	0	0	7	8	35
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	26	36	0	3	0	0	26	39
Leduc County	7	6	0	0	0	0	7	6
Morinville Town	1	6	0	0	0	0	1	6
Parkland County	10	12	0	0	0	0	10	12
Spruce Grove City	59	36	0	0	0	28	59	64
St. Albert City	19	19	0	0	0	28	19	47
Stony Plain Town	6	4	0	8	0	0	6	12
Strathcona County	10	28	0	4	80	46	90	78
Sturgeon County	7	6	0	0	0	0	7	6
Remainder of the CMA	3	7	0	0	0	0	3	7
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	698	738	115	198	158	209	971	1,145

Table 3.5: Completions by Submarket and by Intended Market
January - May 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	1,983	2,472	700	1,039	640	1,299	3,323	4,810
Beaumont Town	88	100	0	0	0	0	88	100
Calmar Town	3	8	0	0	0	0	3	8
Devon Town	15	5	0	0	0	0	15	5
Fort Saskatchewan City	43	99	0	9	0	62	43	170
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	91	158	3	6	0	160	94	324
Leduc County	32	49	0	0	0	0	32	49
Morinville Town	17	41	0	0	0	0	17	41
Parkland County	43	47	0	0	0	0	43	47
Spruce Grove City	132	174	4	0	0	48	136	222
St. Albert City	82	85	209	5	87	149	378	239
Stony Plain Town	36	39	0	12	66	0	102	51
Strathcona County	87	135	3	19	80	107	170	261
Sturgeon County	37	50	0	0	0	0	37	50
Remainder of the CMA	14	17	0	4	0	0	14	21
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	2,703	3,480	919	1,094	873	1,825	4,495	6,399

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
May 2017	55	16.6	107	32.3	90	27.2	39	11.8	40	12.1	331	505,000	561,601
May 2016	26	8.8	76	25.9	116	39.5	38	12.9	38	12.9	294	535,000	615,321
Year-to-date 2017	221	18.2	397	32.7	306	25.2	137	11.3	153	12.6	1,214	500,000	558,200
Year-to-date 2016	185	12.1	410	26.9	490	32.2	203	13.3	235	15.4	1,523	535,000	590,195
Beaumont Town													
May 2017	1	5.9	9	52.9	6	35.3	1	5.9	0	0.0	17	490,000	506,942
May 2016	9	34.6	12	46.2	5	19.2	0	0.0	0	0.0	26	420,000	433,448
Year-to-date 2017	8	12.5	35	54.7	18	28.1	3	4.7	0	0.0	64	485,000	483,617
Year-to-date 2016	20	31.3	25	39.1	15	23.4	4	6.3	0	0.0	64	432,500	447,722
Calmar Town													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
May 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	0	0
Devon Town													
May 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	40.0	0	0.0	2	40.0	0	0.0	1	20.0	5	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Fort Saskatchewan City													
May 2017	0	0.0	3	37.5	4	50.0	0	0.0	1	12.5	8	0	538,625
May 2016	3	21.4	5	35.7	5	35.7	0	0.0	1	7.1	14	490,000	500,064
Year-to-date 2017	3	10.3	12	41.4	8	27.6	2	6.9	4	13.8	29	0	525,120
Year-to-date 2016	11	20.4	24	44.4	15	27.8	2	3.7	2	3.7	54	470,000	478,881
Gibbons Town													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
May 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
May 2017	3	27.3	5	45.5	2	18.2	0	0.0	1	9.1	11	430,000	482,246
May 2016	8	40.0	8	40.0	2	10.0	1	5.0	1	5.0	20	407,500	454,571
Year-to-date 2017	24	43.6	19	34.5	8	14.5	2	3.6	2	3.6	55	422,500	437,141
Year-to-date 2016	24	27.3	39	44.3	16	18.2	5	5.7	4	4.5	88	450,000	473,437
Leduc County													
May 2017	1	16.7	0	0.0	1	16.7	2	33.3	2	33.3	6	0	0
May 2016	1	12.5	3	37.5	1	12.5	1	12.5	2	25.0	8	0	647,558
Year-to-date 2017	4	13.3	3	10.0	6	20.0	6	20.0	11	36.7	30	635,000	640,267
Year-to-date 2016	6	14.3	10	23.8	8	19.0	7	16.7	11	26.2	42	600,000	597,898
Morinville Town													
May 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
May 2016	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	0	365,000
Year-to-date 2017	7	50.0	6	42.9	1	7.1	0	0.0	0	0.0	14	0	0
Year-to-date 2016	12	75.0	4	25.0	0	0.0	0	0.0	0	0.0	16	0	365,000

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
May 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	0	0
Year-to-date 2017	1	16.7	0	0.0	1	16.7	0	0.0	4	66.7	6	0	833,725
Year-to-date 2016	2	20.0	0	0.0	1	10.0	1	10.0	6	60.0	10	0	0
Spruce Grove City													
May 2017	9	28.1	17	53.1	5	15.6	1	3.1	0	0.0	32	457,500	450,525
May 2016	2	16.7	4	33.3	4	33.3	2	16.7	0	0.0	12	507,500	506,016
Year-to-date 2017	14	22.6	33	53.2	12	19.4	3	4.8	0	0.0	62	457,500	459,822
Year-to-date 2016	15	17.6	36	42.4	20	23.5	8	9.4	6	7.1	85	480,000	498,304
St. Albert City													
May 2017	1	11.1	2	22.2	2	22.2	3	33.3	1	11.1	9	0	553,807
May 2016	0	0.0	1	6.7	5	33.3	6	40.0	3	20.0	15	650,000	661,125
Year-to-date 2017	4	10.5	11	28.9	10	26.3	7	18.4	6	15.8	38	495,000	570,461
Year-to-date 2016	0	0.0	8	13.6	12	20.3	19	32.2	20	33.9	59	650,000	692,695
Stony Plain Town													
May 2017	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	0	0
May 2016	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	0	457,800
Year-to-date 2017	5	22.7	13	59.1	2	9.1	1	4.5	1	4.5	22	0	492,538
Year-to-date 2016	3	13.0	11	47.8	2	8.7	4	17.4	3	13.0	23	0	507,375
Strathcona County													
May 2017	0	0.0	1	11.1	5	55.6	0	0.0	3	33.3	9	0	670,500
May 2016	0	0.0	10	45.5	4	18.2	3	13.6	5	22.7	22	505,000	612,177
Year-to-date 2017	1	2.1	10	20.8	22	45.8	6	12.5	9	18.8	48	545,000	660,708
Year-to-date 2016	1	0.9	30	27.3	33	30.0	15	13.6	31	28.2	110	545,000	688,471
Sturgeon County													
May 2017	0	0.0	1	14.3	2	28.6	3	42.9	1	14.3	7	0	602,857
May 2016	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	0	1,311,667
Year-to-date 2017	5	12.5	5	12.5	7	17.5	8	20.0	15	37.5	40	695,000	625,735
Year-to-date 2016	11	23.4	5	10.6	5	10.6	6	12.8	20	42.6	47	620,000	731,383
Remainder of the CMA													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
May 2016	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
Year-to-date 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	0	0
Year-to-date 2016	7	77.8	0	0.0	0	0.0	1	11.1	1	11.1	9	0	0
First Nations													
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
May 2017	71	16.2	152	34.7	117	26.7	49	11.2	49	11.2	438	500,000	550,516
May 2016	57	13.2	124	28.6	143	33.0	54	12.5	55	12.7	433	520,000	596,789
Year-to-date 2017	303	18.5	546	33.4	403	24.7	176	10.8	206	12.6	1,634	495,000	551,039
Year-to-date 2016	308	14.4	603	28.2	617	28.8	275	12.8	339	15.8	2,142	525,000	582,021

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2017

Submarket	May 2017	May 2016	% Change	YTD 2017	YTD 2016	% Change
Edmonton City	561,601	615,321	-8.7	558,200	590,195	-5.4
Beaumont Town	506,942	433,448	17.0	483,617	447,722	8.0
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	538,625	500,064	7.7	525,120	478,881	9.7
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	482,246	454,571	6.1	437,141	473,437	-7.7
Leduc County	-	647,558	n/a	640,267	597,898	7.1
Morinville Town	-	365,000	n/a	-	365,000	n/a
Parkland County	-	-	n/a	833,725	-	n/a
Spruce Grove City	450,525	506,016	-11.0	459,822	498,304	-7.7
St. Albert City	553,807	661,125	-16.2	570,461	692,695	-17.6
Stony Plain Town	-	457,800	n/a	492,538	507,375	-2.9
Strathcona County	670,500	612,177	9.5	660,708	688,471	-4.0
Sturgeon County	602,857	1,311,667	-54.0	625,735	731,383	-14.4
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	550,516	596,789	-7.8	551,039	582,021	-5.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

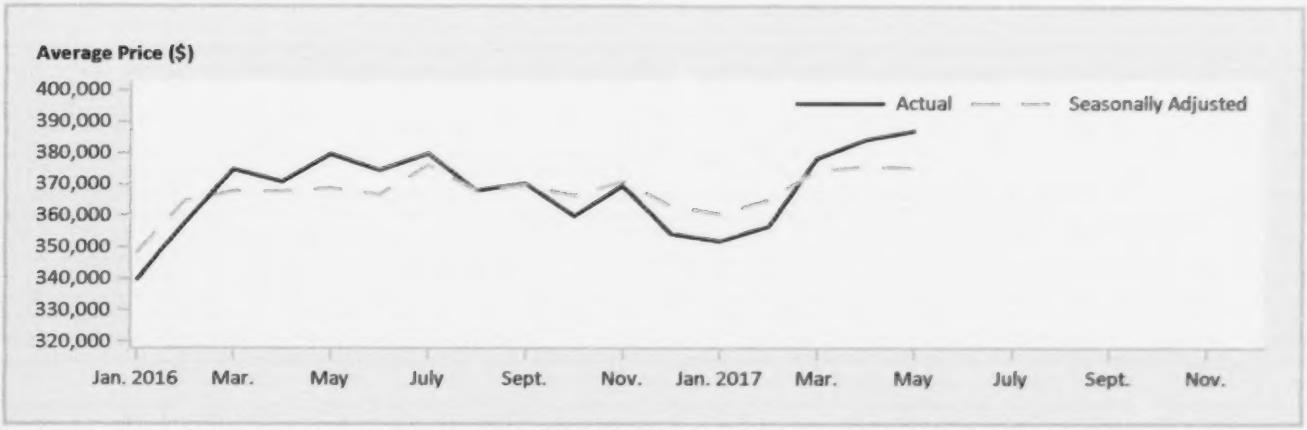


Figure 5.2: MLS® Residential Sales for Edmonton

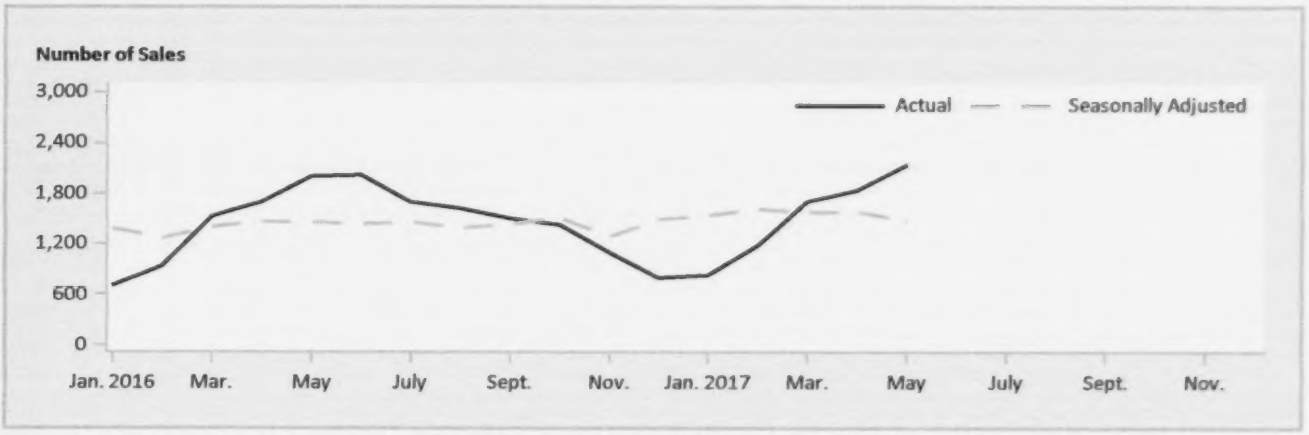
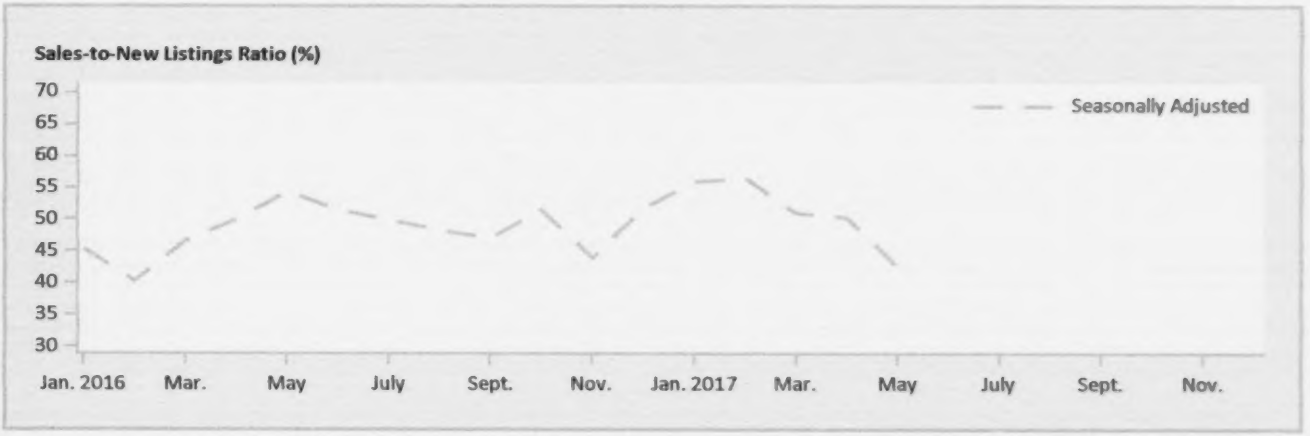


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
May 2017

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.6	133.4	777	6.6	74.8	1,098
	February	561	3.14	4.64	100.6	133.3	777	6.9	75.0	1,108
	March	561	3.14	4.64	100.6	134.7	780	7.0	75.2	1,113
	April	561	3.14	4.64	100.6	135.0	782	7.1	75.3	1,127
	May	561	3.14	4.64	100.6	135.4	778	7.0	74.8	1,130
	June	561	3.14	4.64	100.2	136.2	770	7.1	74.0	1,136
	July	567	3.14	4.74	100.3	135.3	758	7.7	73.2	1,149
	August	567	3.14	4.74	100.2	135.6	751	7.9	72.6	1,149
	September	561	3.14	4.64	99.9	135.2	750	7.7	72.3	1,151
	October	561	3.14	4.64	99.9	135.7	751	6.9	71.6	1,139
	November	561	3.14	4.64	99.8	134.8	750	6.9	71.5	1,138
	December	561	3.14	4.64	100.0	134.7	747	7.5	71.6	1,132
2017	January	561	3.14	4.64	100.0	136.9	748	8.1	72.1	1,121
	February	561	3.14	4.64	100.2	136.6	750	8.3	72.5	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.4	73.1	1,090
	April	561	3.14	4.64	100.0	137.3	763	8.1	73.3	1,085
	May	561	3.14	4.64		137.1	767	7.9	73.3	1,089
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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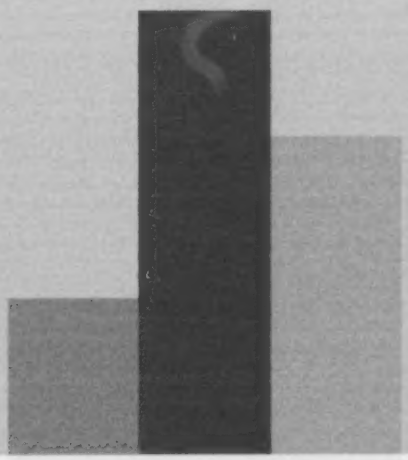

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